



3 Windrush Close, Bramley, Guildford, Surrey, GU5 0BB

3 WINDRUSH CLOSE, BRAMLEY, GUILDFORD, SURREY, GU5 0BB

- THREE-BEDROOM HOME
- WESTERLY FACING REAR GARDEN
- KITCHEN/BREAKFAST ROOM WITH AMPLE STORAGE
- USEFUL EXTERNAL STORAGE/OUTBUILDING
- NO ONWARD CHAIN
- SPACIOUS SITTING ROOM WITH ACCESS TO THE GARDEN
- FAMILY BATHROOM
- EPC RATING: D



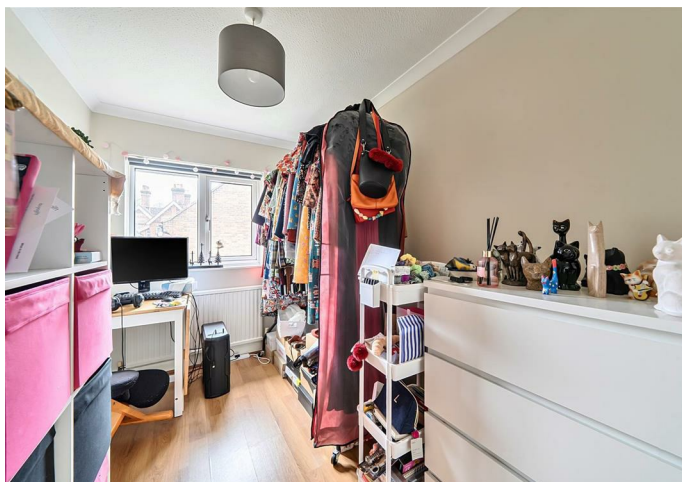
A well-presented three-bedroom home in a quiet cul-de-sac, offered with no onward chain.

THE PROPERTY

A well-proportioned and neatly presented three-bedroom home, situated within a quiet cul-de-sac in the heart of Bramley and offered to the market with no onward chain. The property provides bright and spacious accommodation arranged over two floors, including a generous sitting room with direct access to the rear garden and a well-appointed kitchen/breakfast room offering ample storage and workspace.

Upstairs, there are two well-sized double bedrooms alongside a further single bedroom, all served by a family bathroom. Externally, the property benefits from a private rear garden with a westerly aspect, enjoying afternoon and evening sun, along with a useful outbuilding for storage.

The property is well suited to a range of buyers, including first-time purchasers and families, and offers excellent scope for further cosmetic enhancement if desired. The advantage of no onward chain allows for a straightforward and potentially expedited purchase, all within a highly convenient village setting.



SITUATION

Windrush Close is a quiet residential cul-de-sac located within easy reach of Bramley High Street, which offers a range of local amenities including a supermarket, independent shops, cafés and public houses. The area is well served by sought-after schools and benefits from nearby countryside walks along the Wey & Arun Canal.

The larger centres of Guildford and Cranleigh are both easily accessible, providing a wider selection of shopping, leisure and dining facilities. Guildford also offers a mainline station with fast and frequent services to London Waterloo, making the area ideal for commuters.

GUILFORD | 4 miles

LONDON WATERLOO | 37 MINUTES BY TRAIN FROM
GUILDFORD MAINLINE

GODALMING | 4.3 miles

CRANLEIGH | 6.3 miles

CENTRAL LONDON | 35 miles

GATWICK AIRPORT | 23.8 miles



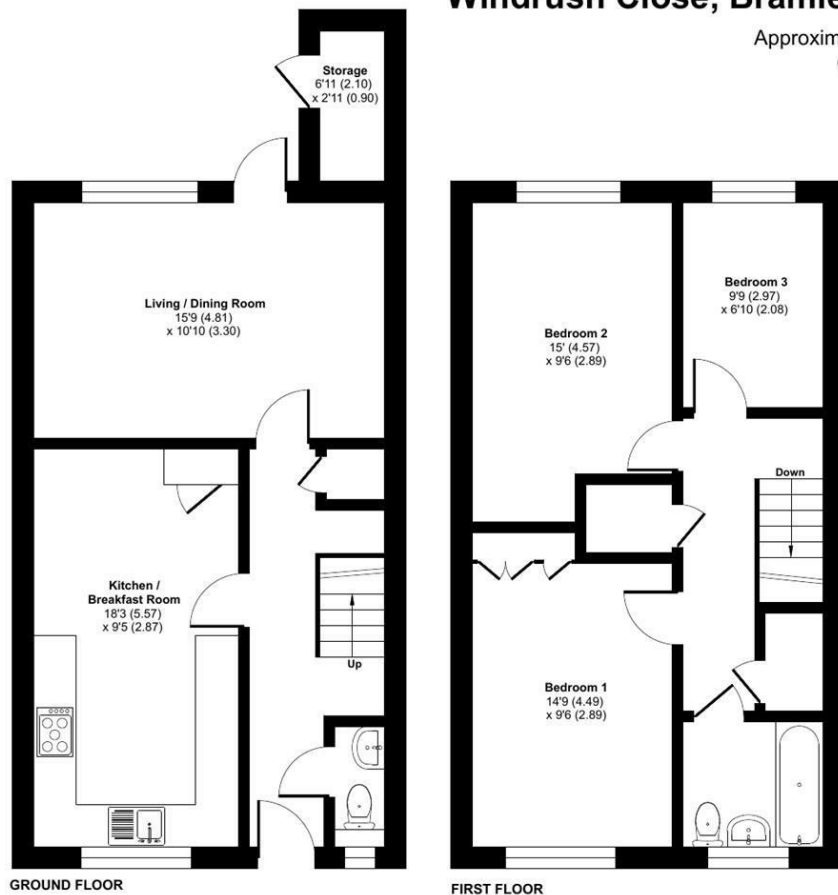
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Approximate Area = 954 sq ft / 88.6 sq m

Outbuilding = 20 sq ft / 1.8 sq m

Total = 974 sq ft / 90.4 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2026. Produced for Clarke Gammon. REF: 1432444

LOCAL AUTHORITY

Waverley Borough Council

COUNCIL TAX

Band D

SERVICES

Mains water, electricity, mains drainage
gas central heating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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DIRECTIONS

From the petrol station, proceed south along Bramley High Street (A281), turning left immediately after Costcutter into Windrush Close. 3 Windrush close will be found on your right hand side.

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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LIPHOOK OFFICE
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MAYFAIR OFFICE
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AUCTION ROOMS
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